

LOT 17 CANNON CREEK PLACE UNIT 2
WD 1135-42, 48 & CT 1250-2766, W

DIEDEMAN THOMAS A/DIEDEMAN BRIDGETT Y
509 SW GERALD CONNER DR
LAKE CITY, FL 32024

2026

23-4S-16-03095-117



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	23416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	23,805
BAS	1,957	100		1,957	207,974
FGR	484	55		266	28,269
FOP	70	30		21	2,232
TOTALS	2,735			2,468	262,279

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0	100	0	1,348.00	UT	3.00	3.00
2	0030	BARN,MT	0	100	0	1.00	UT	6,200.00	6,200.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,468	115.7184	129.60	319,853	2007	2007	0	0	0	18.00
1 SINGLE FAM 100% - 2021 Heated Area: 2181 HX Base Yr 2021											
509 SW GERALD CONNER DR, LAKE CITY											

TOTAL OB/XF											
10,244											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						262,279					
TOTAL MARKET OB/XF VALUE						10,244					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						307,523					
SOH/AGL Deduction						67,731					
ASSESSED VALUE						239,792					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						189,070					
TOTAL JUST VALUE						307,523					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						310,722					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31549	REMODEL	35	10/28/2013
25859	SFR	617	06/30/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1419/2270	9/18/2020	WD	Q	I	01	225,000	
GRANTOR: NATHANIEL & CHRISTINA							
GRANTEE: THOMAS A & BRIDGETT							
1269/1188	2/06/2014	WD	Q	I	01	172,500	
GRANTOR: GARRETT BUZBEE							
GRANTEE: NATHANIEL & CHRISTI							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W13 L2 U1 W6 D1 L2 W1 BAS= N14 W16 S14 E16\$ W38 S32 E22 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.											